

Farmington City Planning Commission

February 7th, 2019

STUDY SESSION

Present: Chair Connie Deianni, Commissioners Roger Child, Rulon Homer, Shawn Beus, Amy Shumway, Greg Wall, Mike Plaizier, Russ Workman, Community Development Director Dave Petersen, Associate Planner Meagan Booth, and Recording Secretary Brittney Whitecar.

SUBDIVISION

3. Ken Stuart/Stay Farmington–Applicant is requesting a Preliminary Plat approval for the Haight Creek Subdivision consisting of 70 townhomes on 9.21 acres located north of Haight Creek, west of I-15, and east of the Denver and Rio Grande Western Rail Trail at approximately 1525 Burke Lane in the OMU (Office Mixed Use) zone. (S-18-18)

Dave Petersen briefly discussed the item. There is a development agreement that was memorialized with the site plan, now they are working on the preliminary plat. The packet details the plan thoroughly. Staff recommends that the Planning Commission approve the item.

GENERAL PLAN AMENDMENT

4. Farmington City (Public Hearing)- Applicant is requesting a recommendation to add an addendum, or a proposed park, (15.6 acres) north and west of Shepherd Creek, south of Burke Lane and east of 1525 west to the Farmington City Leisure Services and Parks Master Plan, an element of the General Plan. (MP-1-19)

Dave Petersen said the park is being proposed to replace the previously proposed park on Glovers Lane next to Canyon Creek Elementary. UDOT is now taking over the Glovers Lane land where the previous park would be so this location has been selected as a replacement. The new location was chosen because it is near the assisted living facility, housing, and Station Park. The general plan will need to be amended, showing a park at this location, which is why this item is a public hearing.

OTHER

Dave Petersen provided training to the Planning Commission regarding open space. He showed the difference between sprawl with large lots, and developments incorporating small lots, leaving open space. Related such plans to the Eastern United States, where dense trees surrounding dense neighborhoods are common, separating communities by vast tree covered open space. The Western U.S. has contradicted this style by favoring large, grass filled lots, spanning many miles in many urban areas, leaving very little open public space.

Dave Petersen showed the Farmington City Master Plan, zoning, floodplain, wetland, trail, etc. maps as to show the whole picture of the restraints the City has as it develops.

Dave Petersen discussed the open space that the city created in the ranches when they were being developed and explained how the City fought UDOT when they wanted to come in and take that open space in order to build the West David Corridor.

REGULAR SESSION

Present: Chair Connie Deianni, Commissioners Roger Child, Rulon Homer, Shawn Beus, Amy Shumway, Greg Wall, Mike Plaizier, Russ Workman, Community Development Director Dave Petersen, Associate Planner Meagan Booth, and Recording Secretary Brittney Whitecar.

Connie Deianni opened the meeting at 7:04 PM.

Minutes:

Rulon Homer approved minutes from the January 24th Planning Commission meeting, **Amy Shumway** seconded the motion, which was unanimously approved.

City Council Report:

Dave Petersen reviewed the City Council Staff Report from the February 5th, 2019 Meeting. The North Cottonwood Creek Subdivision was reviewed. The City Council considering requiring the developer to provide a wall, fence, or foliage along the North side of the subdivision to block sound from Lagoon. It was decided that the ambiance of the trail and the North lots would be compromised by a sound barrier. The result was that the possible sound must be included in the lot CCR's and on the plat in order to make potential lot buyers aware of the noise. The sidewalk issue was discussed and the City Council requested that the developer explore the possibility of providing sidewalks or not on both sides of the street during the preliminary plat stage.

The East Park Lane Ph. 2 Subdivision was reviewed. Some City Council members were cautious about the lack of sidewalks and difficult route to local schools. The Council was reminded that the City cannot request a developer to provide sidewalks or walkways outside of the proposed development, so that issue was dropped with the exception of adding sidewalks within the subdivision, which is to be explored during the preliminary plat phase.

SUBDIVISION

3. Ken Stuart/Stay Farmington—Applicant is requesting a Preliminary Plat approval for the Haight Creek Subdivision consisting of 70 townhomes on 9.21 acres located north of Haight Creek, west of I-15, and east of the Denver and Rio Grande Western Rail Trail at approximately 1525 Burke Lane in the OMU (Office Mixed Use) zone. (S-18-18)

Dave Petersen reviewed the setup of the development, which lines the Kaysville City border and includes

70 townhomes. He said that guest parking has been added to this plan by request of the City and the staff recommends that the Planning Commission approve.

Ken Stuart 355 N. 675 E. North Salt Lake, UT said the aggregate area is around 7 acres, as Weber Basin

Water owns the other appx. 2 acres. He said this is very similar to the schematic plan previously approved by the city. There is an easement over the creek where a trail exists that will be maintained. **Greg Wall** asked how many stories the buildings will be. **Ken Stuart** said that the buildings lining the street will be 2 story but it has not been decided yet if the center buildings will be 2 or 3 stories. The nearby residents expressed that they would like the buildings to look residential as opposed to commercial, which Ken believes he has achieved.

Amy Shumway asked for clarification about where the trail is in relation to the homes and where the trail access is. **Ken Stuart** showed the trail and trail access on the preliminary plan map.

Shawn Beus asked if these townhomes will be leases/rentals, or if they will be owned. **Ken Stuart** said these homes are intended to be owned.

Motion:

Russ Workman made the motion to approve the preliminary plat, subject to all applicable Farmington City ordinances and development standards, and conditions 1-6 as found in the staff report, along with findings 1-2 as written. **Roger Child** seconded the motion which was unanimously approved.

Conditions:

1. The applicant shall provide a trail or improve the existing trail along Haight Creek.
2. The applicant shall dedicate the trail in a manner that is acceptable to the city, in fee title or by easement.
3. The applicant must meet all conditions related to the schematic subdivision plan and by the Project Master Plan.
4. Haight's Creek is under Davis County jurisdiction, the applicant must obtain a flood control permit from the county and meet all their conditions thereto.
5. Any improvements being installed outside of Farmington City limits will need to be approved by Kaysville City and a letter from Kaysville given to Farmington approving them.
6. All comments from DRC need to be addressed including, but not limited to, the preparation and submittal of a soils report, and all easements and utility connections.

Findings:

1. The proposed plans meet the requirements of the subdivision and zoning ordinance for the BP Zone and is consistent with the general plan.
2. The Preliminary Plat is consistent with the schematic plan and Project Master Plan and related findings.

GENERAL PLAN AMENDMENT

4. Farmington City (Public Hearing)- Applicant is requesting a recommendation to add an addendum, or a proposed park, (15.6 acres) north and west of Shepherd Creek, south of Burke

Lane and east of 1525 west to the Farmington City Leisure Services and Parks Master Plan, an element of the General Plan. (MP-1-19)

Dave Petersen said this area was originally intended to be a detention basin for the surrounding area but it was found that geography really would not cooperate as much as was anticipated. Water does not naturally flow there so much as it flows to Shepard Creek to the East, so the park as an alternative use for the land and can be used for detention as necessary should the City experience flooding.

Amy Shumway asked if the Legacy Trail extends to this area on the Master Plan. **Dave Petersen** said yes, there are actually three trails near this park on the master plan that will be developed in the future.

Public Hearing:

Connie Deianni opened Public hearing at 7:37 p.m. No comments were made and the hearing was closed at the same time.

Motion:

Shawn Beus made a motion that the Planning Commission recommend the City Council approve the addendum to the Leisure Services and Parks Master Plan to include the new Farmington City park, with the name to be determined later, located at approximately 500 north and 1525 west according to the exhibit as well as findings 1-3 as written on the staff report. **Rulon Homer** seconded the motion, which was unanimously approved.

Findings:

1. The action is consistent with the City Council Resolution 2015-35 (the most Recent Update to the Parks and Recreation Capital Impact Fee Facilities Plan)
2. The Park and Detention basin is in concert with the needs and plans outlined in the North Station Small Area Master Plan
3. There are road improvements being done along the north and east of the park that are part of the project area, these road improvements and utility installs are essential for future development in the area

Adjournment

At 7:39 p.m., **Roger Child** made a motion to adjourn the meeting. **Russ Workman** seconded the motion, which was unanimously approved. The planning commission and staff then moved to an adjacent conference room to complete the training session provided by Dave Petersen.



Connie Deianni

Planning Commission Chair